

south of Pond Green is an area designated as Green Belt. The general character of the area to the south of the Metropolitan Underground line is distinctly different to the town centre typography to the north. It is generally made up of 2-storey arts and crafts styled suburban family dwellinghouses with generous front and rear gardens. It is also to be noted that Ruislip Station and the Signal Box is Grade II Listed.

1.2 Proposed Scheme

The application seeks Listed Building consent for the partial demolition and conversion of existing Grade II Listed Buildings for residential use with associated landscaping and parking. The proposed plans indicate that the later additions to the two Grade II Listed Buildings would be demolished and a new lightweight extension is proposed to the Leaning Barn and Oak Room. Further works are proposed internally and externally to facilitate the conversion of the buildings to two dwelling houses.

1.3 Relevant Planning History

7969/APP/2023/1473 THE BARN HOTEL WEST END ROAD

Redevelopment of the site for residential use involving the partial demolition of the existing Grade II Listed Building and conversion to 2 new residential units, demolition of surrounding buildings and erection of 2 new residential blocks with associated amenity space, landscaping and parking

Decision: Refused **Appeal:**

7969/APP/2007/2781 THE BARN HOTEL WEST END ROAD

ERECTION OF A GLASS CONSERVATORY TO THE OAK ROOM AND A GLAZED PORCH TO THE REAR ACCESS OF THE EXISTING BAR AREA WITH NEW RAISED EXTERNAL DECKING TO THE FRONT (APPLICATION FOR LISTED BUILDING CONSENT).

Decision: 15-11-07 Refused **Appeal:**

7969/APP/2007/2780 THE BARN HOTEL WEST END ROAD

ERECTION OF A GLASS CONSERVATORY TO THE OAK ROOM AND A GLAZED PORCH TO THE REAR ACCESS OF THE EXISTING BAR AREA WITH NEW RAISED EXTERNAL DECKING TO THE FRONT.

Decision: 15-11-07 Refused **Appeal:**

7969/APP/2006/1792 THE BARN HOTEL WEST END ROAD

ERECTION OF A SINGLE-STOREY EXTENSION TO THE OAK ROOM TO PROVIDE A GARDEN ROOM (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 06-10-06 Refused **Appeal:** 21-02-07 Dismissed

7969/APP/2006/1793 THE BARN HOTEL WEST END ROAD

ERECTION OF A SINGLE-STOREY EXTENSION TO THE OAK ROOM TO PROVIDE A GARDEN ROOM

Decision: 06-10-06 Refused **Appeal:** 21-02-07 Dismissed

7969/APP/2006/94 THE BARN HOTEL WEST END ROAD

CREATION OF NEW ROADWAY ENTRANCE, NEW ARRANGEMENT OF PARKING LAYOUT, RELOCATION OF 3 DEMOLISHED RESIDENTIAL GARAGES, CREATION OF 3 STAFF PARKING SPACES, RE-ARRANGEMENT OF SERVICE YARD AREA (INVOLVING DEMOLITION OF EXISTING ENTRANCE LODGE).

Decision: 05-09-07 Not Determined **Appeal:** 05-09-07 Allowed

7969/APP/2005/1462 THE BARN HOTEL WEST END ROAD

CONSTRUCTION OF UNDERGROUND WINE CELLAR WITH ACCESS STAIRS, AND STEEL RAILING AROUND ENTRANCE

Decision: 09-09-05 Approved **Appeal:**

7969/APP/2004/603 THE BARN HOTEL WEST END ROAD

ERECTION OF A TWO STOREY ACCOMMODATION BLOCK CONTAINING 10 BEDROOMS AND 3 SUITES

Decision: 23-11-04 Approved **Appeal:**

7969/APP/2001/610 THE BARN HOTEL WEST END ROAD

REBUILDING OF ACCIDENTALLY DEMOLISHED ENTRANCE TO HOTEL RECEPTION AREA (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 09-05-01 Approved **Appeal:**

7969/APP/2000/2686 THE BARN HOTEL WEST END ROAD

ERECTION OF NEW RECEPTION AND STAFF ROOMS TO REPLACE PARTIALLY DEMOLISHED RECEPTION AREA, CONSERVATORY AND EXTENSION TO REAR (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 04-04-01 Approved **Appeal:**

7969/APP/2000/1825 THE BARN HOTEL WEST END ROAD

ERECTION OF NEW BEDROOM/OFFICE/GYM WING, NEW RECEPTION AND CANOPY, CONFERENCE FACILITIES, STAFFROOMS AND GARDEN ROOM

Decision: 18-10-00 Refused **Appeal:**

7969/APP/2000/1826 THE BARN HOTEL WEST END ROAD

ERECTION OF NEW BEDROOM/OFFICE/GYM WING, NEW RECEPTION AND CANOPY, CONFERENCE FACILITIES, STAFFROOMS AND GARDEN ROOM INCLUDING DEMOLITION OF LEAN-TO ADJOINING THE C1600 BARN (APPLICATION FOR LISTED BUILDING

CONSENT)

Decision: 18-10-00

Refused

Appeal:

7969/BE/98/2100

THE BARN HOTEL WEST END ROAD

Details of materials in compliance with condition 2 of planning permission ref.7969AW/97/1011 dated 01/06/98 and details of Leaning Barn wall treatment, kitchen door, rafters and floor levels in compliance with conditions 2,3,4 and 5 of Listed Building Consent ref.7969AX/97/1160 dated 01/06/98; Extension to lounge bar, erection of conservatory and roof alterations

Decision: 04-01-99

Approved

Appeal:

7969/BB/98/0713

THE BARN HOTEL WEST END ROAD

Erection of single storey extensions to detached bedroom accommodation and administration block

Decision: 22-01-99

Approved

Appeal:

7969/BA/98/0663

THE BARN HOTEL WEST END ROAD

Erection of single storey extensions to detached bedroom accommodation and administration block (Application for Listed Building Consent)

Decision: 22-01-99

Approved

Appeal:

7969/AX/97/1160

THE BARN HOTEL WEST END ROAD

Demolition of roof over bar/lobby and replacement with flat roof; erection of conservatory and extension to bar/lounge, and including variation of condition 6 of planning consent reference 7969AW/97/1011 (Application for Listed Building Consent)

Decision: 01-06-98

Approved

Appeal:

7969/AW/97/1011

THE BARN HOTEL WEST END ROAD

Extension to lounge bar; erection of conservatory, extensions to ancillary accommodation; alterations to roof involving demolition of bar/lobby

Decision: 01-06-98

Approved

Appeal:

7969/AT/97/0586

THE BARN HOTEL WEST END ROAD

Replacement of floor in leaning barn (Application for Listed Building Consent)

Decision: 22-05-97

Approved

Appeal:

7969/AR/97/0345

THE BARN HOTEL WEST END ROAD

Installation of fire doors to entrance to Leaning Barn Restaurant (Application for Listed Building Consent)

Decision: 10-06-97

Approved

Appeal:

7969/AP/95/1665	THE BARN HOTEL WEST END ROAD	
	To use the Oak Room and Leaning Barn Restaurant for the conducting of registry marriages (Application for a Certificate of Lawfulness for a proposed use or development)	
Decision: 19-01-96	General Perm.Devt.	Appeal:
7969/AL/94/1870	THE BARN HOTEL WEST END ROAD	
	Reinstatement of demolished structures, internal alterations and alterations to existing bar roof fenestration	
Decision: 11-04-96	Approved	Appeal:
7969/AM/94/1871	THE BARN HOTEL WEST END ROAD	
	Reinstatement of demolished structures, internal alterations and alterations to existing bar roof and fenestration (Application for Listed Building Consent)	
Decision: 11-04-96	Approved	Appeal:
7969/AJ/93/1266	THE BARN HOTEL WEST END ROAD	
	Erection of a single-storey extension to form kitchens and lobby plus internal alterations and refurbishment	
Decision: 23-03-94	Refused	Appeal:
7969/AG/93/0652	THE BARN HOTEL WEST END ROAD	
	Demolition of outbuildings and erection of a single-storey extension to form kitchens and lobby plus internal alterations and refurbishment (Application for Listed Building Consent)	
Decision: 23-03-94	Refused	Appeal:
7969/AF/93/0458	THE BARN HOTEL WEST END ROAD	
	Erection of a single storey rear extension to lounge bar	
Decision: 23-03-94	Refused	Appeal:
7969/AB/93/0284	THE BARN HOTEL WEST END ROAD	
	Erection of a single-storey extension to hotel entrance and reception to form new entrance (retrospective application)	
Decision: 23-03-94	Approved	Appeal:
7969/W/87/2068	THE BARN HOTEL WEST END ROAD	
	Erec of 2-Storey extn to south end of "Twenties Block" for 10 double bedrooms (L.B.CONSENT)	
Decision: 15-03-88	Approved	Appeal:
7969/T/87/2039	THE BARN HOTEL WEST END ROAD	

Erection of 2-storey extensions to southern end of Twenties Block to provide 10 double bedrooms

Decision: 15-03-88 Approved **Appeal:**

7969/L/86/2163 THE BARN HOTEL WEST END ROAD
Listed building consent to dev/alter (P)

Decision: 25-02-87 Approved **Appeal:**

7969/K/86/2133 THE BARN HOTEL WEST END ROAD
Listed building consent to dev/alter (P)

Decision: 24-02-87 Approved **Appeal:**

7969/H/86/2081 THE BARN HOTEL WEST END ROAD
Internal & external alterations including fire escape to provide revised bedroom accommodation.

Decision: 11-03-87 Approved **Appeal:**

Comment on Planning History

The application site is subject to a long history of both planning and listed building consent applications which are set out above. A full planning application under reference 7969/APP/2023/1473 was submitted for a wider redevelopment of the site and the change of use from hotel to residential use comprising of 96 residential units across 2 six storey blocks, 7 terraced properties and the converted listed barns. That application was refused on 15-09-23 for the following reasons:

1. The proposed development by reason of its size, scale, bulk, massing, siting and design would be an inappropriate, over-development of the site that would be detrimental to the setting of these Grade II listed buildings, thus resulting in less than substantial harm to these heritage assets. Furthermore, the proposal lacks necessary detail in respect to the physical impact on and treatment of the historic fabric of the listed buildings. Thus, the level of harm to the fabric of the listed buildings, whilst less than substantial, cannot be fully determined. Consequently, the applicant has failed to demonstrate that the benefits of the proposal would outweigh the identified and potential harms. The application is therefore contrary to Policies HE1 of the Hillingdon Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020), Policy HC1 of the London Plan (2021) and Chapter 16 of the National Planning Policy Framework (2021).
2. The proposed development by reason of its size, scale, bulk, massing, design, appearance, layout and visual prominence would result in a visually dominant, overdevelopment of the site, that would be at odds with the distinctive suburban character of the surrounding area, harming the visual amenity and character of the area. As such the proposal fails to accord with Policy BE1 of the Hillingdon Local Plan: Part One (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two Development Management Policies (2020), Policies D3 and D8 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021) including paragraphs 130 and 134.
3. The proposed unit mix fails to provide sufficient family sized units, as required by the latest

information on housing need in the Borough. The proposed development fails to contribute towards mixed and balanced communities and the range of housing types required within the Borough contrary to Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy H10 of the London Plan (2021).

4. The proposed cycle parking design does not conform to the London Cycling Design Standards which would result in the impractical design of cycle parking, thus reducing the level of cycle use. The application submission is therefore contrary to Policy DMT 5 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) and Policy T5 of the London Plan (2021).

5. The application fails to demonstrate that the scheme provides the necessary level of overheating mitigation to prevent the unnecessary overheating of the proposed residential units, thus resulting in poor quality and unsustainable living conditions for prospective residents. The application submission is therefore contrary to Policy SI4 of the London Plan (2021) .

6. The application fails to demonstrate that the proposed development would be provided with adequate levels of daylight and sunlight amenity, thus resulting in poor quality living conditions for prospective residents. The application submission is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D6 of the London Plan (2021), and the BRE Guidelines: Site layout planning for daylight and sunlight (2022).

7. The application fails to demonstrate that suitable and appropriate sustainable drainage systems have been incorporated into the design. The application submission is therefore contrary to Policy DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012), London Plan Policies SI 5, SI 12 and SI 13 (2021) and paragraph 169 of the National Planning Policy Framework (2021).

8. The submitted ecology report fails to provide adequate information to demonstrate that the proposed development would not result in detrimental harm to bat roosts. The application submission therefore fails to demonstrate the protection of bats and is contrary to Policy G6 of the London Plan (2021) and Policy EM7 and DMEI 7 of the Hillingdon Local Plan Parts 1 (2012) and 2 (2020) respectively.

9. The proposal fails to provide adequate provision of disabled units designed to accessible standards and therefore fails to adhere to the requirements of inclusive design. As such, the proposed development fails to accord with Policies D5 and D7 of the London Plan (2021) and Chapters 8 and 12 of the National Planning Policy Framework.

10. The application fails to provide adequate levels of amenity space to serve the occupants of the development, resulting in poor quality living conditions for prospective residents, contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020).

11. In the absence of a completed section 106 agreement, the applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (air quality mitigation, employment and construction training, carbon offset, health, travel plan and monitoring, public open space, highway improvement works, affordable housing and the prevention of future occupiers from joining the local parking management scheme). The scheme therefore conflicts with Policy DMCI 7 of the Hillingdon Local Plan Part 2 Development Management Policies (2020), the London Borough of Hillingdon

Supplementary Planning Document on Planning Obligations (2014) and Policy DF1 of the London Plan 2021).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 2nd August 23

2.2 Site Notice Expiry Date: 7th July 23

3. Comments on Public Consultations

Consultation letters were sent to 167 neighbouring properties, a site notice was placed outside of the site for a period of 21 days and the application was advertised in the local press. All methods of consultation expired 02-08-23. In response to the public consultation the Council received 171 objections and 3 representations in favour of the development. A summary of the objections is set out below:

- Lack of local infrastructure to support the development
- Traffic and congestion impact
- Overpopulated area
- Over-development
- Noise
- Pollution
- Out of keeping with the area
- Loss of privacy
- Public Safety
- Visual amenity
- Loss of light
- Loss of valued homes
- Disruption to residents during construction
- Loss of employment
- Flooding
- Detrimental harm to the listed buildings

Case Officer Comment:

It should be noted that the majority of matters listed above, relate to the wider redevelopment of the site that was proposed (and recently refused) under planning application reference 7969/APP/2023/1473. The matters have been listed for completeness, however only those matters relevant to the determination of the listed building consent application can be taken into account in the decision, namely the impact of the proposed physical works to the listed buildings on their significance. Material issues raised are assessed within the main body of this report.

LOCAL WARD COUNCILLORS:

We oppose this application. The proposals will undermine the benefits of the Listed parts of the hotel and any change will be to the overall detriment of the site and its place in the Ruislip

community. Further, such approvals would only assist an over development of the site out of character with the reason and intention for the Listed buildings.

RUISLIP RESIDENTS ASSOCIATION:

The Ruislip Residents' Association are opposed to this application as the proposed incongruous form of overdevelopment will be detrimental to the setting of the two Grade II listed buildings originally part of Sherley's Farm on the site, and the adjacent Grade II listed building north of the site at Ruislip Station. The setting of the two low level listed buildings on the site and the space between them and the railway line and the listed building at the station will be severely compromised. The proposed two large 6 storey buildings will be over dominant and out of scale with general surroundings and the street scene. In particular, the size, scale, bulk, massing and height will overwhelm the two listed buildings that will be hemmed in by two tall buildings. It is argued that there are already high blocks in Ruislip for instance Kings Lodge further north of the railway line, North West of Ruislip Station. Being further away it does not affect the Barn Hotel. The original office building (Times House) was extended in height in late 1990s, 10 years before the Ruislip Village Conservation Area (RVCA) was extended to the SE corner of the High Street. It should be considered to be an outlier. The choice of white and pale colour bricks for the development will fail to harmonise with the appearance of the existing historic Grade II listed buildings on the site and the information provided does not clarify how the listed buildings will be improved by partial demolition and the other changes intended. They should not be impacted by this type of inappropriate development. We request that this application be refused as the harm that would be caused by these proposals would not be outweighed by public benefits.

EASTCOTE RESIDENTS ASSOCIATION:

The Barn Hotel has long been a community asset and this together with its listed building status make it a site worthy of being sympathetically retained.

It is not in our Residents' Association and Conservation Panel area but it is for these reasons we want to state our complete support for the objections made by the Ruislip Residents' association, the Ruislip, Northwood and Eastcote Local History Society and the very many residents we know have also supported them.

In summary:-

- The proposals result in an over development of the site which takes away the setting of the two listed buildings.
- The size, bulk and massing of the two blocks of flats will dwarf these listed buildings and will not harmonise with the surrounding buildings and the Ruislip Conservation Area. Contrary to the applicant's view, the lower level of the land on the site does not mitigate these facts.
- The proposed alterations to the listed buildings do not suggest that they will be enhanced as a result, given the partial demolition detailed.
- The narrow entrance/exit to the hotel onto the small but very busy roundabout has always been a difficult one and the very substantially increased numbers of people using it far more regularly suggest real highway safety concerns, together with traffic congestion issues, given the directions of the main roads that feed into the roundabout. These roads give access to and from a Doctors Surgery and Waitrose, Ruislip High Street and the A40.
- If parking on site proves insufficient, it is hard to see where any on street parking would be available in the vicinity and it would certainly cause considerable additional stress to the adjacent streets.

We ask that this application be refused.

RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY:

The Ruislip, Northwood and Eastcote Local History Society is totally opposed to this application as the proposed development will completely overwhelm and swamp the two listed buildings. The setting of the buildings will be severely compromised and they will be left marooned in unsympathetic surroundings. The materials to be used in the new builds will be out of keeping with the appearance of the listed buildings. There are other high level buildings near Ruislip Station but they are not close enough to severely affect the Barn Hotel. However allowing two blocks of six storey flats to be built in the grounds of the hotel will be very detrimental to the listed buildings. The developer argues that the height of the blocks of flats will be mitigated by the proposed improvements to the listed buildings. The Society does not accept this premise. In fact the proposals do not make it clear how the buildings will be improved by the partial demolition of the walls or other changes to the fabric. The original farmhouse dates in part from the 16th century and is an important reminder of Ruislip's rural history which should be protected from inappropriate development. The proposed development will be over dominant and visible from the neighbouring roads. It will have a detrimental effect on the street scene. For all these reasons we request that this application be refused.

Case Officer comment:

It is noted that concerns raised by the Ruislip Residents' Association, Eastcote Residents' Association and Ruislip, Northwood and Eastcote Local History Society mainly relate to the impacts borne from the wider redevelopment of the site, however this is understandable given the application for Listed Building Consent (LBC) contains a number of plans indicating the wider proposals to redevelop the site and the full application for these works was submitted prior to the submission of the LBC. However these plans are not relevant to the assessment of the application for Listed Building Consent as it is only the impact resultant of the physical works to the listed buildings which can be considered.

CONSERVATION OFFICER (final comments):

I've had a look at the amended plan for the Oak Room/Leaning Barn and it is in line with my previous conservation comments.

There is now one bedroom on the first floor with an ensuite bathroom while the ground floor of the Oak Room is subdivided. The windows on the north elevation ground floor are now preserved as is the window on the west elevation. Overall this is a more sympathetic approach and the level of direct harm has been lowered.

What is now needed is more detail on the framing of the Oak Room and how the bathroom integrates into this, what form would the studwork take, what the impact of soil vent pipes and other pipework is and how the bathroom would be ventilated to prevent issues with moisture.

Case Officer comment:

There has been negotiation during the course of the application process to satisfy the Council's Conservation Officer that the proposals considered under this Listed Building Consent application are acceptable. The above details are proposed to be secured by condition.

HISTORIC ENGLAND:

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
LPP HC1	(2021) Heritage conservation and growth
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The planning issues to consider under this application for Listed Building Consent relate to the impact that the proposed works to convert the Grade II Listed Buildings would have on the historic fabric and significance of the heritage assets.

It should be noted that the submission includes a number of plans which are not relevant to the assessment of the application. A full planning application was submitted under reference 7969/APP/2023/1473, in tandem to this application, for the wider redevelopment of the site. A number of plans relevant to that application were included in this submission. As set out above, full planning application reference 7969/APP/2023/1473 has now been refused. However, an application for Listed Building Consent relates to the works undertaken to the heritage asset only. Matters such as the impact the wider development may have on the setting of the listed building have been assessed as part of the full planning application.

STATUTORY AND POLICY CONTEXT:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: "In considering whether to grant listed building consent for any works the local planning authority or the

Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Chapter 16 of the NPPF (2021) sets out the exercise required to assess and determine development applications affecting listed buildings and conserving and enhancing the historic environment. Paragraph 199 requires consideration of the impact of a proposed development on the significance of a designated heritage asset and assessment of the identification of any harm. Where there is harm identified Paragraph 202 states that "Where a proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

Paragraph 206 of the NPPF (2021) is also relevant and states: "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Policy HC1 of the London Plan (March 2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the asset's significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

A) The Council will expect development proposals to avoid harm to the historic environment.

Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 (2020) states that:

A) Applications for Listed Building Consent and planning permission to alter, extend, or change the

use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.

C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

The above policies are also supported by Policies HE1 and BE1 of the Hillingdon Local Plan: Part 1 (2012), and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

ASSESSMENT:

The Site and Heritage Assets:

The site accommodates Sherley's Farmhouse, which dates back to the early 17th Century and is of a traditional timber-framed construction that is 2-storeys in height and L-shaped in plan with irregular fenestration. The external framing has been painted black with the masonry infill painted white. The building is finished with an old, tiled roof. Internally, the building still retains much of its original timber framing and its bay configuration can still be clearly discerned along with other features of interest.

The two Grade II Listed barns also the subject of this application for Listed Building Consent are situated to the southeast of the farmhouse and are believed to date back to the late 16th or early 17th Century. The 'Leaning' Barn is formed of two-bays and constructed from traditional timber framing with queen strut roof truss and has been restored.

The other barn (the Oak Room) is also a traditional timber-framed construction and has had a later floor installed. The external appearance to the barns is similar to the house with the timber-framing picked out in black and the masonry infill panels painted white. The roofs are also finished in old clay tiles. The barns have been extended and joined extensively with later single-storey extensions of little or no architectural interest to provide facilities and function rooms for the running of the hotel.

Collectively, the listed buildings form an important surviving group of late medieval buildings.

The existing development on site has grown slowly in a piecemeal fashion, as the hotel has gradually expanded since the 1950s. The post war development now greatly outnumbers the original listed buildings and covers a larger area and volume. This has caused harm to what was the remaining original open rural setting of the buildings that was left following the 1930s suburban expansion. Notwithstanding this, the new buildings / extensions in the farm's curtilage are relatively low key and have not been designed to make an architectural statement. In most instances the new additions sit quietly on the site, owing to a traditional form and construction and no more than two-storeys in height respecting the listed buildings to some degree, as well as the suburban residential development adjacent to the site.

Consideration of the Proposed Works:

The proposal seeks to partially demolish and convert the Grade II Listed Buildings to form 2no. residential dwellings. The change of use (in planning terms) of the buildings from hotel to residential was a matter for the associated planning application. It is the physical alterations to the listed buildings that are for consideration in this Listed Building Consent application.

The proposal involves the removal of some of the latter additions / extensions to the listed buildings. The removal of the extensions is considered to be acceptable in principle, as they are of little architectural significance and detract from the earlier phases of development. It is recognised that the removal of the latter additions has the potential to better reveal the historic significance of the buildings and would be considered as a heritage benefit.

The proposals for the Leaning Barn and Oak room, include the erection of a new lightweight single storey link extension between the two structures. The Council's Heritage Officer is satisfied that this is acceptable. There is also no objection to the proposed closing up of the door on the south elevation of the Leaning Barn, as this is a modern insertion. Nor is there an objection to the creation of a window in the opening at the south end of The Oak Room.

It is noted that the ground floor of The Oak Room is not as well preserved as the first floor. Initial concerns were raised regarding the internal works and more specifically the proposal to construct multiple partitions at first floor level, to this building. Revised plans have been submitted which address these concerns and the proposal is therefore considered to be acceptable. The revised plans also reinstate a window that was initially proposed to be removed, addressing this initial concern.

Turning to the Farmhouse, only minor and acceptable alterations are proposed, namely the removal of later partitions inserted due to the building's use as hotel accommodation.

Whilst the proposed works are considered acceptable in principle, it is considered that further detailed information is required in order to appropriately safeguard the listed buildings and their features of architectural and historic significance. The information required includes: a detailed survey of the timber framing of the Oak Room and Leaning Barn; a Structural Report including detailed methodology and specification for works to ensure the integrity of the buildings during and following removal of the structures to be demolished; details of how exposed elevations will be treated; details related to proposals for pipework and electrical wiring; details of proposed materials and a schedule of repair works.

It is considered that the above information can satisfactorily be secured by condition in this case, as there is sufficient comfort that details could be agreed to sufficiently minimise the level of harm to the buildings, such that the harm would be outweighed by the positive elements of the listed building consent proposal. This is in contrast to the refusal of the planning application, where concerns were raised about the lack of this information preventing a full understanding of the precise degree of harm. This was of concern for the planning application (but not the listed building consent application), because the planning application assessment also needed to take account of and weigh the significant harm caused to the setting of the listed buildings by the wider proposed redevelopment. It was concluded that the harm arising from the planning application would not be outweighed by public benefits of the scheme and thus this formed one of the reasons for refusal (as detailed in section 1.3 of this report, above).

Balance of Harm vs Public Benefits:

In respect of the listed building consent application, it is acknowledged that the works proposed to facilitate the conversion of the buildings would result in some harm to the fabric of the listed buildings, however, subject to the recommended conditions, it is considered that the degree of harm to the buildings would be satisfactorily minimised. It is concluded that the level of harm which would be caused to the Heritage Assets would be less than substantial having regard to the NPPF definitions. In accordance with paragraph 202 of the NPPF, this harm should be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.

In terms of public benefits, the proposal would support the long-term retention of the listed buildings (albeit it is noted that the associated planning application for change of use of the buildings to residential use and the wider redevelopment of the site has been refused planning permission). Moreover, the removal of the latter extensions/additions would be beneficial to the preservation of the heritage assets, by helping to better reveal their significance. It is considered that the public benefits associated with the Listed Building Consent application would outweigh the less than substantial harm arising from it.

The details of the proposals have been reviewed by the Council's Conservation Officer and they have also raised no objection, subject to conditions pertaining to the submission of further construction and demolition details which have been included in the recommendation. Historic England has been consulted and has confirmed that it authorises the Local Planning Authority to determine the application as the Local Planning Authority deems fit.

Having regard to the above, it is concluded that the proposed works accord with Policy HE1 and BE1 of the Hillingdon Local Plan: Part 1 (2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020), Policy HC1 of the London Plan (2021) and chapter 16 of the NPPF (2021).

Subject to conditions pertaining to the submission of details, the proposal is therefore recommended for approval.

OTHER MATTERS

Members are advised to note that as the associated planning application has been refused, should the application for Listed Building Consent be approved as recommended, any works proposed that also require planning permission could not be carried out. This would include the change of use to residential use and the erection of the extension. Notwithstanding the above, this would not represent a reason to refuse to grant Listed Building Consent.

6. RECOMMENDATION

APPROVAL subject to the following:

1. LB1 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to prevent the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2. RES4 Accordance with Approved Plans

The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

22 0063-3 A
22 0063-503 D
22 0063-402 A

and shall thereafter be retained/maintained for as long as the works remain in existence.

REASON

To ensure the works comply with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. NONSC LBC additional details

Prior to the commencement of works (including any demolition) the applicant shall submit and have approved in writing by the Local Planning Authority the following:

- (i) A schedule of demolition.
- (ii) A detailed survey of the timber frame of the Oak Room/Leaning Barn clearly illustrating what is historic and what is more recent.
- (iii) A structural report covering the method and specification of works for ensuring the structural integrity of the Farmhouse and the Oak Room/Leaning Barn both during and following the removal of the link between the two and the extensions around the Oak Room/Leaning Barn. All structural works hereby agreed shall be carried out only in accordance with the specification of works and method statement contained in the approved structural report.
- (iv) A clear set of proposals on how the exposed elevations of the listed buildings will be made good and presented going forward including any new external finishes or repair works.
- (v) A report including drawings laying out the impact of building regulations, pipework and electrical runs for the listed buildings.
- (vi) Full details of new windows covering form, materials, glazing, method of opening.
- (vii) A schedule of proposed repair works.
- (viii) Details of the materials used to construct the extension to the Oak Room/Leaning Barn.

Thereafter, the works shall only be carried out in strict accordance with the approved details and shall be retained/maintained as such for as long as the works remain in existence.

REASON

To safeguard the special architectural and/or historic interest of the buildings in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) Policy HC1 of the London Plan (2021) and Chapter 16 of the NPPF (2021).

4. LB2 Making good of any damage

During works the existing buildings including fixtures, fittings and features would need to be appropriately safeguarded. Any damage or disturbance caused to the buildings in execution of the works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the buildings in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) Policy HC1 of the London Plan (2021) and Chapter 16 of the NPPF (2021).

INFORMATIVES

1. The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

153 The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMHB 1 Heritage Assets

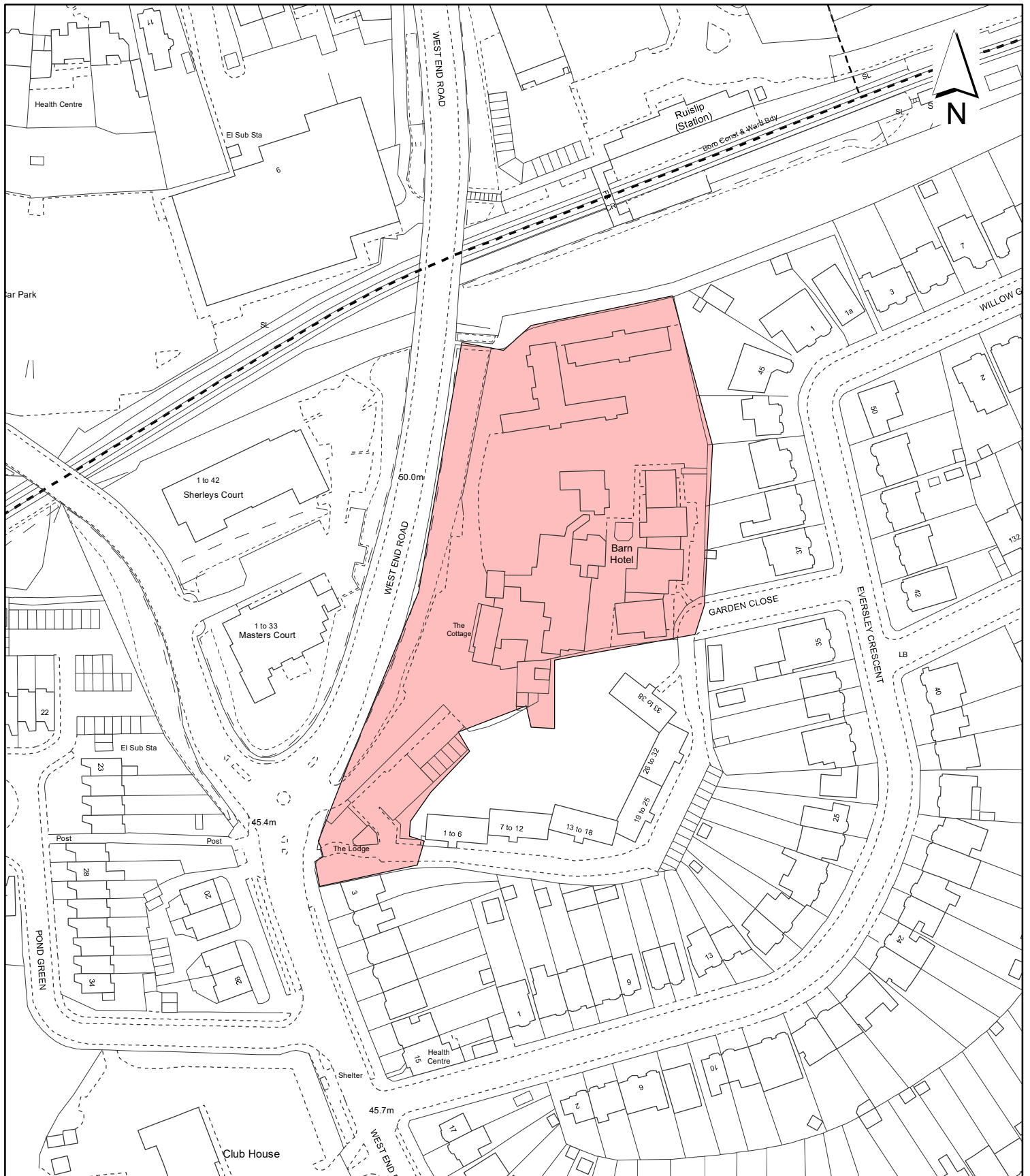
DMHB 2 Listed Buildings

DMHB 11 Design of New Development

LPP HC1 (2021) Heritage conservation and growth

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

Contact Officer: Christopher Brady **Telephone No:** 01895 250230



Notes:

 Site boundary

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Site Address:

The Barn Hotel

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
7969/APP/2023/1833

Scale:
1:1,500

Planning Committee:
Major

Date:
October 2023



HILLINGDON
 LONDON